

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
NOVEMBER 4, 2004  
IN CITY COUNCIL CHAMBERS- 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING**

**CHRONOLOGY OF THE MEETING:**

The meeting was called to order by Chairperson Lettieri at 9:05 a.m. Chairperson Lettieri adjourned the meeting at 5:25 p.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Tony Lettieri-present  
Vice-Chairperson Barry Schultz-present (left at noon)  
Commissioner Carolyn Chase-present  
Commissioner Kathleen Garcia-present  
Commissioner Gil Ontai-present (left at 3:40 p.m.)  
Commissioner Dennis Otsuji-present  
Commissioner Mark Steele-not present  
Betsy McCullough, Planning Department-not present  
Mary Wright, Planning Department-not present  
Bob Manis, Planning Department-present  
Marcela Escobar-Eck, Development Services-present  
Gary Halbert, Development Services-not present  
Mary Jo Lanzafame, Deputy City Attorney-present  
Linda Lugano, Recorder-present

ITEM-1: **ANNOUNCEMENTS/PUBLIC COMMENT - ISSUES WITHIN THE JURISDICTION OF THE COMMISSION NOT PREVIOUSLY HEARD:**  
None.

ITEM-2: **REQUESTS FOR CONTINUANCE:**  
Item No. 9, Wellman-Peck Building (TR Produce) Site Development Permit No. 2004-31 was withdrawn for consolidation and will be renoticed and rescheduled.

ITEM-3: **REQUESTS FOR ITEMS TO BE PLACED ON THE CONSENT AGENDA:**  
Items No. 12 and 13 were placed on the consent agenda.

ITEM-4: **DIRECTOR'S REPORT:**  
None.

ITEM-5: **COMMISSION COMMENT:**  
None.

ITEM-6: **APPROVAL OF THE MINUTES OF OCTOBER 21, 2004.**

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE MINUTES OF October 21, 2004. Second by Ontai. Passed by a 5-0 vote with Vice-Chairperson Schultz recusing and Commissioner Steele not present.

ITEM-7: **APPEAL OF HEARING OFFICER DECISION FOR THE OLSEN RESIDENCE – PROJECT NO. 6199.**

Robert Korch presented Report to the Planning Commission No. PC-04-178.

Testimony in favor of the appeal by S. Wayne Rosenbaum and Ronald May.

Testimony opposed to the appeal by Matt Peterson, William Olsen, Marie Lia, Maureen Shaner and Wanda Tang Olsen.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ONTAI TO DENY THE APPEAL AND APPROVE THE PROJECT WITH THE FOLLOWING ADDITIONAL CONDITION: THAT THE APPLICANT BE REQUIRED TO MAINTAIN THE DRAIN ANNUALLY AT THE BEGINNING OF THE RAIN SEASON TO DETERMINE THAT IT IS NOT BLOCKED. Second by Otsuji. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM-8: **INITIATION OF AN AMENDMENT TO THE CLAIREMONT MESA COMMUNITY PLAN AND THE PROGRESS GUIDE AND GENERAL PLAN TO REDESIGNATE A 3.7 AC SITE FROM COMMUNITY CENTER COMMERCIAL TO MEDIUM RESIDENTIAL (15-30 DU/AC) (MADERA).**

Kevin Guy presented Report to the Planning Commission No. PC-04-180.

Testimony in favor by Dave Potter and John Vance.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE THE INITIATION. Second by Schultz. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM-9: **CENTRE CITY SITE DEVELOPMENT PERMIT NO. 2004-31 FOR HISTORICAL LANDMARK NO. 382, THE WELLMAN-PECK BUILDING LOCATED AT 808 "J" STREET IN THE EAST VILLAGE DISTRICT OF THE CENTRE CITY REDEVELOPMENT PROJECT.**

This project was withdrawn and will be renoticed and rescheduled.

**ITEM-10: UNIVERSITY OF SAN DIEGO (USD) SCHOOL OF EDUCATION - PROJECT NO. 6242.**

Bill Tripp presented Report to the Planning Commission No. PC-04-181 and read revised conditions into the record.

Testimony in favor by Mark Rowson.

No one present to speak in opposition.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY CHASE TO CONTINUE TO DECEMBER 2, 2004 TO ALLOW TIME FOR STAFF AND THE COMMUNITY PLANNING GROUP TO REVIEW THE PROPOSED CHANGES. Second by Ontai. Passed by a 6-0 vote with Commissioner Steele not present.

**ITEM-11: SEA BREEZE CARMEL VIEW. PROJECT NO. 4449.**

Patricia Grabski and Bernie Turgeon presented Report to the Planning Commission No. PC-04-177.

Testimony in favor by Gary Levitt, Brian Paul , Eva Szots, Fernando Villa and Anne Harvey.

Testimony in opposition by Sherry Kempir and Cynthia Conger.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY ONTAI TO RECOMMEND TO THE CITY COUNCIL THAT THEY APPROVE STAFF'S RECOMMENDATIONS. Second by Schultz. Passed by a 5-0 vote with Commissioner Garcia recusing and Commissioner Steele not present.

ITEM-12: **ALABAMA STREET TENTATIVE MAP – PROJECT NO. 25873.**

**COMMISSION ACTION:**

CONSENT MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-184. Second by Ontai. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM-13: **MEADE AVENUE TENTATIVE MAP – PROJECT NO. 26084**

**COMMISSION ACTION:**

CONSENT MOTION BY CHASE TO APPROVE STAFF'S RECOMMENDATIONS AS OUTLINED IN REPORT TO THE PLANNING COMMISSION NO. PC-04-185. Second by Ontai. Passed by a 6-0 vote with Commissioner Steele not present.

ITEM-14: **NTC RESORT HOTEL - PROJECT NO. 19139.**

P.J. Fitzgerald presented Report to the Planning Commission No. PC-04-158 and read revisions to the PDP conditions, (attachment 22).

Testimony in favor by Kathy Riser, Scot McGill, Kevin Keefer, Marianne Gregson, Angelika Villagrana and Mark Stevens.

Testimony in opposition by John McNab and Cynthia Congers.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY CHASE TO CONTINUE TO DECEMBER 9, 2004 TO BRING BACK INFORMATION ON THE FOLLOWING:

DETAIL OF THE 150 FOOT ESPLANADE INCLUDING ELEVATIONS AND CROSS SECTION FROM THE BOAT CHANNEL.

ASSURANCE THAT THE HISTORIC SITE DESIGN ASSISTANCE SUB-COMMITTEE AND THE HISTORIC RESOURCE BOARD ARE AWARE OF THE PROPOSED CHANGES.

READDRESS THE SITE PLAN INCLUDING THE RELATIONSHIP WITH NTC; BUILDING DESIGN AND THE VILLAGE DESIGN, INCLUDING THE LAYOUT OF THE COMMERCIAL RETAIL; AND PROVIDE AN UPDATE ON THE DETAIL REGARDING THE COMMITMENT FROM THE NAVY ON THE 15 FEET WITHIN THE 150 FOOT BUFFER AND THE BOAT CHANNEL.

Second by Garcia. Passed by a 4-0 vote with Commissioners Otsuji recusing and Vice-Chairperson Schultz and Commissioner Steele not present.

ITEM-15: **MISSION BOULEVARD MIXED USE - PROJECT NO. 9522**

Dan Stricker presented Report to the Planning Commission No. PC-04-179 and read revisions into the record regarding bicycle spaces.

Testimony in favor by Paul Ross.

Testimony in opposition by Marcie Beckett, Kathy Mateer, John Zemenski and, Richard Pearson.

Public testimony was closed.

**COMMISSION ACTION:**

MOTION BY GARCIA TO APPROVE STAFF'S RECOMMENDATIONS AND DENY THE UNDERGROUNDING WAIVER. Second by Chase. Failed by a 3-1 vote with the Chairperson voting nay and Vice-Chairperson Schultz and Commissioners Steele and Ontai not present.

This item is trailed to November 18, 2004 for a full Commission.

ITEM-16: **WORKSHOP – COUNCIL POLICY 600-25 PRIVATE DEVELOPMENT RESPONSIBILITIES FOR THE UNDERGROUNDING OF OVERHEAD UTILITY LINES.**

Don Weston presented Report to the Planning Commission No. PC-04-206.

No one present to speak. Workshop was held.

The Planning Commission meeting was adjourned by Chairperson Lettieri at 5:25 p.m.